



9 Red Admirals, 24 Water Lane – BN16 4DS

Offers Over £400,000 Freehold

Attractive flint-fronted detached bungalow, offered completely chain free • Quiet, discreet position in the heart of Angmering's historic village • Spacious kitchen/dining room ideal for entertaining • Two double bedrooms, including one with wet-room style ensuite • Additional separate shower room • Adjoining conservatory plus a separate living room with twin doors to the garden • Secluded private garden offering excellent outdoor space • Part of the sought-after Red Admirals development, with garage across the twitten • Walking distance to the village centre, including Co-op, post office, doctor's surgery, shops, amenities and eateries



This delightful detached bungalow, featuring an attractive flint-fronted design, is available completely **chain free** and enjoys a discreet position in the heart of Angmering's historic village. The accommodation includes two double bedrooms, one of which benefits from a wet-room style ensuite, along with a separate shower room. A fantastic Paula Rosa kitchen/dining room provides an excellent space for entertaining, complemented by an adjoining conservatory, while a separate living room offers twin doors leading out to the secluded, south/westerly aspect private garden.

Forming part of the highly regarded **Red Admirals** development, the property also benefits from a garage located within the neighbouring section of the development across the tarmac. The centre of the village is within walking distance and offers a Co-op, post office, doctor's surgery, and a wider variety of shops, amenities, and eateries. This charming home combines outstanding convenience with privacy, making it an appealing option for a variety of buyers.

A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

*Please note some minor virtual staging has been used within this marketing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C | EPC Environmental Impact Rating: C





Bedroom 1

13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom 2

12' 8" x 10' 2" (3.86m x 3.10m)

Kitchen/Dining Room

20' 4" x 7' 7" (6.20m x 2.31m)

Living Room

18' 8" x 10' 7" (5.69m x 3.23m)

Conservatory

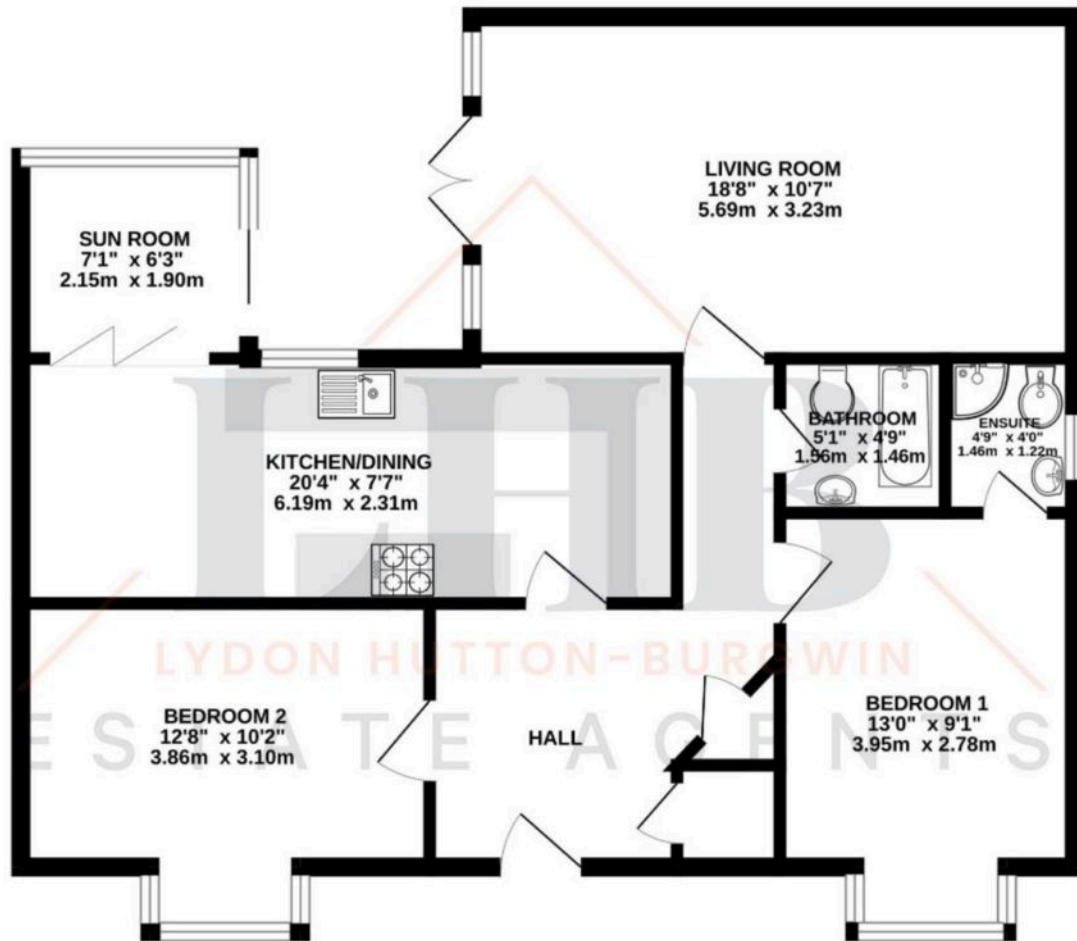
7' 1" x 6' 3" (2.16m x 1.91m)

Shower Room

Ensuite







In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding.